

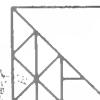
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summary



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summary
Renewing
Boston's
Municipal
Facilities
1963 / 1975

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This is a summary of the 1963-1975 Capital Improvements Program as proposed by the staff of the Boston Redevelopment Authority to Mayor Collins, the Redevelopment Authority's Board and the Citizens Advisory Committee on October 22, 1963. The proposal was prepared by the Planning Department of the Authority at the request of Mayor Collins. Copies of the 278 page basic document and additional copies of this summary are available in the Authority's offices, 11th floor, City Hall Annex.

THE PROGRAM

The 1963-75 Capital Improvements Program is a \$287 million program for the renewal of Boston's public facilities. It proposes major new construction in every area of the city, with an emphasis upon neighborhood services and improvements in the downtown.

The program will replace aging and obsolescent buildings; adjust public facilities to population shifts of the last two decades; and overcome the backlog of construction deferred from the depression, the war years, and the 1950's. It provides for the completion of 125 new buildings, plus several additions and expansions of existing facilities, and it calls for the renovation and upgrading of those public buildings which will not be replaced.

It is carefully coordinated with the City's Development Program and makes use of all techniques available to Boston through the federal urban renewal program. Because of this coordination with renewal, the city can afford to accomplish the program by 1975 without a substantial increase in the property tax burden.

PROPOSALS

schools

Proposals for Boston's public schools made in the Harvard survey of schools are the guide for school construction. This means construction of a new English (campus) High School for 5,500 pupils; a new trade-cooperative school for 3,000 pupils; 53 elementary schools and eight intermediate schools by 1975; and an annual \$2 million-repair program. In addition, the program proposes converting city hall annex to a school headquarters after the new city hall is constructed and provides for a new conveniently located supply building.

\$11 million dollars in trust funds and city bond issues toward expansion and reorganization of the Central Library's facilities. State assistance recommended for this construction. Ten new branch libraries.

libraries

Construction of six new health centers and renovation of four buildings for health purposes.

health

Continued modernization of city hospital is urged, but requests for capital spending beyond 1963 are held in abeyance pending determination as to whether the state medical school will be located in Boston's South End, or whether private medical schools using the hospital will be able to contribute to construction costs. In respect to Long Island Hospital, a comprehensive study of alternative means of care for the chronically ill is recommended, and capital spending is deferred pending results of the study.

hospitals

Early provision of a new emergency shelter for homeless women and children to replace the "Charden Street Home," and the use of the present shelter as a training center for welfare workers. Construction of new office space to house expanding casework services: (1) a new building at Forest Hills; (2) an extension of the Hancock Street Office. (Three-fourths of the construction cost will be paid by federal funds.)

welfare

Construction of sixteen buildings and improvement of four existing structures to serve surrounding neighborhoods as community centers. Most of these will be adjacent intermediate and high schools and also will house school physical fitness and organized sports programs.

recreation

Development of sixteen new playfields and 45 new playgrounds, all located, wherever possible, adjacent either intermediate or elementary schools, thus providing for joint school and community use. Coordination of city recreation planning with MDC programming.

parks Stepped up programs of tree planting. Improvements on and additions to the park and plaza system. Coordination of city park planning with MDC programming.

police Consolidation of sixteen police buildings into five district stations; the construction of a major training center and a combined maintenance and property control facility; recommended MDC assumption of harbor patrol duties; a study of the future of the police signal system.

fire Construction of fifteen new fire stations, replacing eighteen existing houses. Responsibility for harbor fire protection to be transferred to the Massachusetts Port Authority. Several studies: (1) of the fire alarm function, (2) of the operation of downtown fire service pumping stations, and (3) of the location of fire stations throughout the city.

parking Construction of nine new major public parking facilities, including a 2,000 car garage in the Government Center and several small facilities on the waterfront.

traffic An interim average annual spending program of \$190,000 per year for traffic signalization. Expansion of the department's office space. Study of possibilities inherent in new electronic control developments.

public works A \$5.5 million average annual spending program for new construction, reconstruction, and repair of streets and street lights to provide a system of well-lighted, well-designed, clearly-marked and well-maintained public ways. A \$2 million average annual spending program for construction and reconditioning of sewer lines, and a new sewer pumping station in the South End. A \$2 million average annual spending program for construction, reconstruction and reconditioning of water lines, and the provision of sufficient fire service potential.

to minimize fire protection insurance rates throughout the downtown. Construction of a new incinerator to alleviate the city's problem of rubbish disposal. Construction of a new public works headquarters to replace the outmoded Albany Street headquarters, which will permit the re-use of the Albany Street property for hospital purposes.

Construction of a municipal services wing adjacent the new Roxbury District Courthouse; provision of a new municipal building in Dorchester; emphasis in the Roslindale building on municipal offices. Several municipal buildings which are not needed for office purposes will be conveyed to specific departments and a few will be abandoned.

Construction of a new detention center to replace the present Charles Street Jail. Re-use of the valuable Charles Street property for private purposes.

Construction of a new Roxbury District Courthouse; provision of new space for the South Boston District Court.

Three appropriations of \$4 million by 1970 for repair and remodelling of city buildings retained in this program.

municipal
building

county
functions

repairs and
remodelling

PROGRAM SPENDING (millions)

1963-1975

Department	Total	1963	1964	1965	1966	1967	1968	1969	1970/75
All Departments	286.8	45.1	37.9	40.7	36.4	35.0	30.1	26.6	35.0
Schools	115.2	16.5	16.9	15.9	16.3	9.6	7.6	13.3	19.1
Parks & Recreat.	9.8	.8	2.2	1.7	1.2	1.1	1.5	.7	.6
Library	14.6	.8	2.8	.6	3.	3.5	3.6	.2	—
Public Buildings	19.4	3.	2.2	4.5	—	4.	1.	—	4.7
Police Department	5.4	1.6	1.7	1.2	.7	.1	—	.1	—
Fire Department	5.3	.7	.7	.7	.7	.7	.4	.7	.7
Welfare	1.5	.5	.3	.1	.6	—	—	—	—
Health	2.7	.4	.4	.1	.4	.3	.4	.4	.3
Hospital	5.4	5.4	—	—	—	—	—	—	—
Traffic	1.7	.2	.2	.2	.5	.2	.2	.1	.1
Parking Garages	27.1	7.	—	3.	3.6	6.	6.	1.5	—
Public Works	78.7	8.2	10.5	12.7	9.4	9.5	9.4	9.5	9.5

PAYING FOR THE PROGRAM

1963-1975

RECOMMENDED PROGRAM	Total
	\$286.8
Less:	
Federal Grants	\$ 22.7
State Aid	109.2
CITY SHARE REMAINING	154.9
Less:	
Special Revenue	57.2
Trust Funds	3.8
Sales of City Property	6.5
NET COST TO CITY GENERAL FUND	87.4
Less:	
Net Prior Authorization and Cash Chargeable to General Fund	12.0
NET NEW AUTHORIZATIONS — RECOMMENDED AGAINST GENERAL FUND	75.4

DESCRIPTION OF FINANCING SOURCES

FEDERAL GRANTS will be used for new parks and playgrounds, new streets, health centers and hospital improvements, and educational facilities. Included are Federal urban renewal payments (\$18 million), National Defense Education Act funds (\$850,000), welfare grants (\$800,000), and various health and hospital assistance programs (\$3.6 million).

SPECIAL REVENUES are user fees which will be applied to water and sewer division programs and the costs of new parking garages. This sum is comprised of \$14 million in water rates, \$16 million in sewer charges, and \$27 million in parking fees.

STATE AID is projected for school building construction (\$29.3 million), urban renewal projects (\$66.5 million), central library construction (\$3.5 million), and public ways (\$9.8 million).

TRUST FUNDS will be available for construction of new facilities at the central library.

SALES OF CITY PROPERTIES abandoned in favor of new construction provide a revenue source which can help defray the costs of the programs. It is estimated that such sales will realize income equivalent to assessed values of the properties.

Nationally recognized bond counsel be employed to advise on ways and means of accomplishing proposed borrowing while at the same time raising the city's credit rating.

The Mayor apply each year for an amount of federal planning advances equal to 5% of the estimated construction costs of all PUBLIC BUILDINGS to be designed that year. These advances will be repaid subsequently from city bond issues.

The Mayor and city council appropriate to a general land purchase and design account out of Sumner Tunnel sale receipts the sum of \$500,000 to be used for doing such building design work for eligible projects in each year as is not supported by federal planning advances, and for purchasing sites for such proposed buildings.

The city employ a qualified city architect whose function shall be to organize and administer the massive construction program and to ensure that a high standard of design is maintained.

Certain specific recommendations are made with reference to additional state responsibilities related to capital improvements. These are for: (1) early state takeover of the Boston Sanatorium and the House of Correction; (2) eventual state assumption of responsibilities for courts and jails; (3) studies considering the feasibility of state responsibility for several other functions; and (4) legislation doubling the city's authorization for parking garage construction.

OTHER CITY ACTIONS PROPOSED

STATE ACTIONS

